

Prepared by and return to:

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## *Special Warranty Deed*

*This Special Warranty Deed* is made this 3<sup>RD</sup> day of ~~October~~ NOVEMBER, 2023, between Ocean Ridge Townhomes, LLC, a dissolved Florida limited liability company, whose post office address is 177 North U.S. Highway #1, #275, Tequesta, FL 33469, "Grantor", and Town of Juno Beach, a municipal corporation organized and existing under the laws of the State of Florida, whose post office address is **340 Ocean Drive, Juno Beach, FL 33408, "Grantee"**:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

*Witnesseth*, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit (collectively, the "Lands"):

**FEE SIMPLE TITLE TO THE LANDS UNDERLYING THE FOLLOWING EASEMENTS dedicated to the Town of Juno Beach by the Plat of OCEAN RIDGE AT JUNO BEACH, according to the Plat thereof, recorded in Plat Book 98, Page 194, of the Public Records of Palm Beach County, Florida (the "Plat"):**

**Dedication 6: THE 8 FOOT PEDESTRIAN AND BIKE EASEMENT AS SHOWN ON THE PLAT DEDICATED TO THE TOWN OF JUNO BEACH FOR PUBLIC ACCESS.**

**Dedication 7: THE 8', 17', 25' AND 28' PUBLIC INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH FOR PUBLIC STREET, UTILITIES AND DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION.**

**Parcel Identification Number: None assigned.**

**ABTRACTOR'S NOTES:** This Special Warranty Deed is executed: (1) by the sole Managing Member of Grantor on the date that the company was dissolved (but not in his individual capacity) in order to wind up the activities and affairs of a dissolved Florida limited liability company pursuant to Florida Statutes Section 605.0709(2)(b)3.; (2) to eliminate any possible retained fee simple interest of Grantor in the Lands underlying Easements inartfully dedicated by the Plat; and (3) to convey to the Town of Juno Beach any retained fee simple title to the Lands underlying the Dedications on the Plat set forth above.

**Subject to:** (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record, if any, without right of entry; (d) unplatted public utility easements of record; and (e) taxes for the year of closing and subsequent years.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** Grantor hereby covenants with Grantee that: (a) Grantor may be lawfully seized of the Lands in fee simple; (b) if Grantor failed to convey fee simple title to the Lands by the Dedications contained on the Plat, Grantor has good right and lawful authority to sell and convey the Lands; and (c) Grantor hereby conveys any possible fee simple title to the Lands to Grantee.

**In Witness Whereof**, the Managing Member of Grantor on the date of dissolution has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Signature of Witness #1  
Robyn J. Shepherd  
Printed Name of Witness #1

3896 Burns Rd #101  
PB6, FL 33410  
Address of Witness #1

[Signature]  
Signature of Witness #2  
DANIEL J. SHEPHERD  
Printed Name of Witness #2

3896 BURNS RD #101  
PALM BEACH GARDENS, FLORIDA  
Address of Witness #2 33410

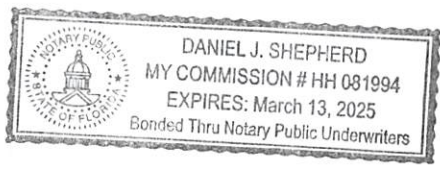
Ocean Ridge Townhomes, LLC,  
a dissolved Florida limited liability company  
By: [Signature]  
Printed Name: Larry E. Wright  
Title: Managing Member on the date of dissolution  
(but not in his individual capacity)

Address: 177 North U.S. Highway #1, #275  
Tequesta, FL 33469

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing Special Warranty Deed was acknowledged before me by means of  physical presence or  online notarization, this 30 day of November, 2023, by Larry E. Wright, solely as Managing Member on the date of dissolution of Ocean Ridge Townhomes, LLC, a dissolved Florida limited liability company, on behalf of the dissolved company. Larry E. Wright is  personally known to me or  produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public – State of Florida  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_